

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON MAY 17, 2006  
(Approved June 21, 2006)

The Planning Commission held their monthly meeting on Wednesday, May 17, 2006. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, and Lance Parson. Also, present was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

**CITIZENS COMMENTS**

**1. MINUTES**

Mr. Woessner moved to approve the April 19, 2006 monthly meeting minutes as presented. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

**2. COVENTRY BUSINESS PARK**

Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc., Mr. Marvin Colona and counsel for Mr. Colona were present.

There was a discussion regarding final plan approval for Coventry Business Park. It was noted that a farm easement should appear on Lot 5 on the PennDot plans. It was also noted that the PennDot plans should be included in the resolution. Mr. Woessner moved to recommend final plan approval in accordance with draft resolution dated May 10, 2006 subject to Township Engineer approval of plan modifications prior to Board of Supervisors approval. Mr. Kolb seconded the motion. The motion carried with a 4-0-0 vote. Plan modifications to include, add note to plan regarding open space including stone bed, add note to PennDot plan 'restriction in southbound approach should be northbound', note that Lot 7 will not have access to Route 724 (not enough frontage), berms should be 6' from existing contours, add maintenance declaration for open spaces.

**3. TELVIL HALL**

Mr. John Garis of John Garis Homes was present. Mr. Woessner moved to recommend sketch plan approval for Telvil Hall in accordance with draft resolution dated April 20, 2006 as amended. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote. Amendments being in Section 2.A. add to end of second paragraph "or the heirs, administrators, representatives, successors and assigns of Telvil Corporation"; in Appendix D add a row as appears below:

§420	To allow existing wall along Lots N1 and N2 to remain within the right-of-way.	No structures, etc. in the right-of-way.	To be provided during preliminary plan phase.
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#### **4. WINEBERRY ESTATES**

Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc., and Stephen Kalis, applicant's counsel were present. Mr. Woessner moved to recommend sketch plan approval for Wineberry Estates in accordance with draft resolution dated May 5, 2006 as amended. Mr. Kolb seconded the motion. The motion carried with a 4-0-0 vote. Amendments being in Section 2.A. add to end of second paragraph "or the heirs, administrators, representatives, successors and assigns of Maack Residential, LP"; in Appendix B remove 2.b which refers to Lot 2 and interior lots.

#### **5. MAACK SUBDIVISION**

Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc., and Stephen Kalis, applicant's counsel were present. Mr. Kulp moved to recommend final plan approval for the Maack Subdivision in accordance with draft resolution dated May 9, 2006 as amended. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote. Amendment being in Section 2.A. add to end of second paragraph "or the heirs, administrators, representatives, successors and assigns of Maack Residential, LP".

#### **6. CONSTABLE, GLOCKER & DAYLOR SUBDIVISION**

Mr. Lane Daylor, Mr. William Conver of Conver and Smith Engineering, Inc. and Mr. Karl Glocker were present. There was a review of the Constable, Glocker & Daylor Subdivision plan dated April 10, 2006.

Mr. Woessner moved to recommend waiver from Section 301.3.B of the Subdivision and Land Development Ordinance to allow the plan to be classified and processed as a minor subdivision as apposed to a major subdivision. Mr. Kolb seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner moved to recommend waiver from Section 303.3.A(11) of the Subdivision and Land Development Ordinance to allow the plan to exclude the schematic layout associated with the first step of the 4-step design process. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner moved to recommend waiver from Sections 303.3.A(13) 426.3 of the Subdivision and Land Development Ordinance to allow required park, recreation and/or open space, or a fee-in-lieu thereof, to not be provided. Mr. Kolb seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner moved to recommend waiver from Section 303.3.B of the Subdivision and Land Development Ordinance to allow a Site Analysis Plan to not be submitted as part of the required sketch plan content. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner moved to recommend that the right-of-way be increased for the entire frontage on Bard Road rather than just part of the frontage. Mr. Kolb seconded. The motion stalled with a 2-2-0 vote.

**ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

A workshop will be held on June 1, 2006 at 7:00 p.m. and the next monthly meeting will be held June 21, 2006 at 7:00 p.m.

**ADJOURNMENT**

Mr. Kolb moved to adjourn the monthly meeting at 9:30 p.m. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary